

Planning Statement

Purpose: This planning statement is produced to support the planning application for change of use of existing dwelling(s) to C3b to operate a residential childrens home for 3 young people living together as 'one family' and receiving care under the supervision of qualified carers, at 33 Bayham Street, London NW1 0AA.

This planning statement is produced on behalf of our client 'Area Camden LTD, to support planning application for change of use of existing dwelling(s) to C3b to operate a residential childrens home for 3 young people living together as 'one family' and receiving care under the supervision of qualified carers, at 33 Bayham Street, London NW1 0AA.

Property background and planning history:

The application site is a 3 storey building with 4 flats, Flat A, B, C and D. The site is located within Camden Town Conservation Area.

The last planning application submitted to Camden council was as below:

2007/2754/P - Change of use and works of conversion from retail unit (Class A1) at ground floor level to self-contained one bedroom flat (Class C3) and installation of railings to front ground level. – this application was permitted by the council, decision issued on 05/11/2007

In 2014 the property was refurbished internally and since has been used as an HMO for 7 people under the HMO Licence number: 050609

INTRODUCTION as provided by the applicant:

'Given the trauma and neglect that some of our young people have gone through, the homes that we operate and the mantra of our organisation is that we will give young people an environment which is "as close to a family environment as is possible". 33 Bayham Street will have one member of staff working and living there 24/7 to support our young people. The carer at Bayham Street will have their self contained studio accommodation on the ground floor. There will be a maximum of 4 people occupying the whole premise at any given time.

- Young people will attend education during the day at local schools/colleges and their routines will mimic that of a normal family. The home will be registered with Ofsted (the regulators) and they will inspect the home once a year, the home is to adhere to the Childrens Homes Regulations (England) 2015 as well as the Quality Standards set out by Ofsted. Staff and young people travel with public transport and there will be no vehicles required to carry out day to day operations.*
- The Area Camden Group has 4 other homes successfully in operation in North and Central London in urban areas 2 of which are graded outstanding by Ofsted since 2014. The companies founder and the registered manager of the home Margaret Harvey has been recently awarded an MBE by for her services to children spanning a career of over 34 years at local government.*
- 33 Bayham Street will be a home for 3 young people who are unable to live with their birth families for a variety of reasons, the mantra of the company is to offer 'the highest*

quality care within the highest quality setting as close to a family environment as possible within the local community.'

STANDARD OF CARE:

The home will be staffed 24 hours per day, with the carer present at all times to ensure a high level of care for the young people.

OPERATIONAL MANAGEMENT PLAN:

The home will be run in line with an Operational Management Plan including details of the day to day operations of this facility, staffing arrangements, details of relevant contact information for management, including provision for the establishment of a contact point for any neighbour enquiries or complaints to ensure a high level of care and to protect the amenity of neighbouring residents.

COMPLIANCE WITH SECURED BY DESIGN:

The home is located within a residential street with neighbouring residential properties. This is a terraced house with a small front yard and small rear patio. The Entrance door to the house is set back from the street. It has appropriate security levels suited to a dwelling house. In addition, the house has an entrance door intercom entry system.

DETAILS OF REFUSE AND RECYCLING:

As the proposed activities and level of occupancy of the home will be similar to a 3 bed dwelling house with 1 Adult and 3 young people, there will be perhaps be a reduction in the amount of refuse and recycling when compared with a 7 person HMO operation. The current arrangements of storing refuse and recycling will remain the same. The refuse and recycling will be collected via ordinary domestic refuse services which the council operates as already done for this house for previous years.

OFSTED REGISTRATION:

The home is in process of registering with Ofsted. The Ofsted registration will be issued once the certificate of lawfulness is issued by the Camden Council.

INCOMINGS AND OUTGOINGS:

The 3 young people will live at the home and will carry out ordinary day-to-day activities as appropriate to their age group (e.g. attend education, health care appointments, activities, leisure) under the supervision of the carer 24/7 365 days a year.

Staff and young people travel with public transport and there will be no vehicles required to carry out day to day operations. Hence, there will be no increased traffic or pressure on parking on the street.

LAYOUT, NOISE AND AMENITY:

The existing home comprises of 4 flats (3 studios and a 1 bed flat) on split levels. In the proposed layout - the ground floor will provide a self contained studio accommodation for the live in carer and the lower ground floor at the rear will provide a common shared space for dining and kitchen with access to a small patio

The upper floors will provide 3 en suite double bedrooms for 3 young people. There is a small terrace at the rear. The door to this terrace will be locked and will only be accessed for maintenance purposes only.

As the proposed activities and level of occupancy of the home will be similar to a 3 bed dwelling house (maximum 4 occupants) and certainly will be less than the current HMO occupancy level of 7 people, it is considered that there will be no increase in the amount of noise generated from the property. Also, the overall layout of the property is similar to the other neighbouring properties with living accommodation on the ground and sleeping accommodation on the upper floors. Overall, there are no external changes proposed, except minor cosmetic improvement works, hence it is considered that there will be no harm to the outlook and amenity of the area and neighbouring properties.

CONCLUSION:

The proposed use of the property as a home with 3 young people living together as a 'one family' under the supervision of a qualified carer is considered to be more appropriate than the whole property being used as a HMO or 4 self contained studios with upto 7 people. As such if comparison is made against 7 occupants from 4 flats to 4 occupants, non related and occupying the same space, it can be argued that no material loss will be caused to housing needs of individual households. Also, given the shortage of such residential childrens homes in the area an addition on Bayham Street will be the right step towards a good cause.

We hope the above information will suffice to satisfy the council's requirements and assist the officer in granting permission for the proposed change of use to a residential childrens home under use class C3b.